

**City of Dexter
Zoning and Subdivision Ordinances Sub-Committee
August 2, 2021
5:00 – 6:30 p.m.
Meeting Minutes**

1. Roll Call

The meeting was called to order at 5:02pm with the following members in attendance:

Jamie Griffin, CC, participating remotely from the City of Dexter, Michigan
Karen Roberts, PC, participating remotely from the City of Dexter, Michigan
Wa Hubbard, CC, participating remotely from the City of Dexter, Michigan
Kyle Marsh, PC, participating remotely from the City of Dexter, Michigan
Thomas Phillips, PC, participating remotely from the City of Dexter, Michigan (5:14pm)

Absent: Wallaker

Also in attendance: Michelle Aniol (Community Development Manager), Mike Auerbach, (Assistant Planner), Megan Masson-Minock (CWA), and members of the public.

2. Approval of Minutes

Moved Griffin, support Roberts to approve the July 6, 2021 Meeting Minutes with the following correction of the roll call:

“Jamie Griffin, CC, participating remotely from the City of Delafield, ~~Michigan~~ Wisconsin”

Ayes: Hubbard, Marsh, Griffin, Roberts
Nays: None
Absent: Phillips, Wallaker

Members proceeded with the meeting agenda as presented without objections.

3. Check in

4. Review of previous work

a. Review of Article 9 – Establishment of Zoning Districts and Map

Ms. Masson-Minock presented the draft Article 9 as presented in the meeting packet and reviewed the edits provided by Sub-Committee Members.

Members were in support of keeping the minimum floor area per unit as proposed and revising the yard definitions for corner lots in Section 9.07(C).

Members were in support of removing the minimum lot area per dwelling unit requirements listed in Section 9.08(D). Ms. Masson-Minock will revise the form-based articles as needed to ensure the yard requirements are consistent.

Mr. Cole Miller commented that the City's past decisions have lead to industrial and residential centers that are somewhat disconnected from the downtown, and that these changes seem to encourage better connections.

Members were in support of potentially adding different requirements for the parcels zoned Research & Development that are inside the Industrial Park, and for those outside of the Industrial Park.

Review and potential updates for decibel level requirements should be considered.

Members were in support of creating a new "Public Facilities" district that would include the current Public Parks District, with increased permitted lot coverage for facilities and potentially adding impervious surface limits for parks.

Members were in support of removing Section 9.13(C).

Members provided the following comments regarding Section 9.14(B), Schedule of Uses:

- Allow Cluster Developments in multifamily districts.
- Add the medical use of marijuana as a home occupation to be consistent with the recent ordinance update.
- Remove funeral homes and cemeteries from residential districts.
- Remove "Activity center building specifically for the elderly" and revise to "Activity Center."
- Condense child care-related uses.
- Remove drive-ins from the R&D District.

5. Preview: Special Provisions for Special Land Uses

Ms. Masson-Minock summarized the next meetings' agenda items, which will focus on the current Section 8.11 requirements.

6. Check out

- Sub-Committee: Questions & resources on Dropbox or to staff by August 13.
- Staff & CWA: Materials for next meeting to sub-committee by August 20.
- Next meeting date: September 7, 2021 at 5 p.m.

The meeting adjourned at 6:34pm without objection.

Respectfully submitted,

Mike Auerbach
Assistant Planner

Approved for filing: September 7, 2021